

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

lot 41 20 Ferntree Avenue, Warburton Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$260,000

&

\$280,000

### Median sale price

Median price

\$264,500

Property Type

Vacant land

Suburb

Warburton

Period - From

01/05/2024

to

30/04/2025

Source

Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~A\*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

~~B\*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/05/2025 15:17

lot 41 20 Ferntree Avenue, Warburton Vic 3799



Rebecca Halit  
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Property Type:  
Agent Comments

Indicative Selling Price  
\$260,000 - \$280,000  
Median Land Price  
01/05/2024 - 30/04/2025: \$264,500

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Property Partners in Real Estate | P: 0429888367



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